

## **TIPP CITY COUNCIL STUDY SESSION**

**TIPP CITY, MIAMI COUNTY, OHIO**

**FEBRUARY 16, 2010**

### **Study Session**

City Manager Jon Crusey opened the Study Session at 6:47 p.m. on this date.

Council members in attendance included Mayor Dee Gillis, John E. Kessler, Katie Black, Joe Gibson, George Lovett, Bryan Budding, and President Patrick Hale.

Others in attendance: Assistant City Manager Brad Vath, Law Director Joseph Moore, City Engineer Scott Vagedes, Utility Billing Supervisor Stacie Brown, Reporter Nancy Bowman, and Clerk of Council Cathy Ross.

### **Waste Management Yard Waste Program**

Mr. Crusey shared with Council information on a new yard waste program presented to him in a meeting with Waste Management. In this program, the brown bags currently used for yard waste would be eliminated and residents wishing to participate in the Yard Waste Program would receive a 96 gallon toter to be used for yard waste. Residents would have the option of paying \$11.50 per month from April through October and would have weekly pick-up of yard waste or \$6.50 each time the toter needed to be emptied. Mr. Crusey noted that the City would be reimbursed for the yard waste bags currently in stock and residents could also return their bags for a refund should Council decide to implement this program. He explained that Waste Management would like to begin this program on April 1 and would therefore like to have Council's decision as soon as possible. Council discussed the various options available and decided to continue to use the yard waste bags as there was not enough time available to survey residents for their preference. Mr. Crusey also noted that this contract would be re-bid this summer and yard waste could be discussed at that time.

Mr. Gibson asked if the brush drop-off program was permanently eliminated. Mr. Crusey stated that the previous Council eliminated the program due to cost, but that City Council could reinstate it at any time.

### **Veteran's Memorial Park Maintenance**

Mr. Vagedes informed Council that Scarff's Nursery has offered to donate mowing, fertilizing, and weed control of the Veteran's Memorial Park for 2010, for some type of acknowledgement from the City. Staff discussed this option with Ron Ré, who met with representatives from the VFW, American Legion, Eagles, Masonic Lodge, Community Services, as well as Mike Jackson and Tara Engle. Mr. Ré reported that all were supportive of this donation and were acceptable of acknowledging Scarff's donation. Mr. Moore stated that if Council is interested in pursuing this option, he will review ordinances to make sure it is possible for the City to form such an agreement. Council requested that this item be reviewed by Mr. Moore and if acceptable, they would like it to be placed on the March 15, 2010 agenda.

### **License for Encroachment**

Mr. Vath reviewed with Council a request from Greg Arnett, owner of Superior Complete Auto Repair, to place a pop machine outside his building in the right-of-way, which would require a license for encroachment. Council reviewed the current encroachments in the City and Mr. Vath noted that all previous encroachments were for structural elements of the building or a flag

pole. This request is for a non-essential element which is not necessary to operate the business and is the first request received to install a commercial item/machine within the right-of-way. Mr. Vath also noted that there is sufficient width for pedestrians to get around the machine on the sidewalk. Mr. Arnett had placed the pop machine on the sidewalk and was told by Staff that he would need to move it inside his building due to the encroachment and a complaint from a resident. Mr. Arnett moved the machine inside his building and is now going through the proper route to place the machine outside in the right-of-way.

Mayor Gillis asked if the pop machines at DJ's pizza are in the right-of-way or on private property. Mr. Vath stated that staff would need to research this question. Mayor Gillis stated she is concerned with how many other businesses would now request to have a pop machine outside their building.

Mr. Lovett stated that he does not have a problem with the pop machine being outside the building and stated that the license for encroachment could be a short license and could always be terminated if it became a problem.

Mr. Kessler stated that he believes allowing this will be setting a precedent.

City Manager Crusey expressed his concern with this request since a pop machine is not essential to the operation of the business.

The majority of Council did not have an issue with the placement of this pop machine. Mr. Vath stated that he will draft an agreement for Council's review and inclusion on the next agenda.

#### **Adjournment**

Meeting adjourned at 7:21 p.m.

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Patrick Hale, President

Attest: \_\_\_\_\_  
Cathy A. Ross, Clerk of Council

## **TIPP CITY COUNCIL MEETING**

**TIPP CITY, MIAMI COUNTY, OHIO**

**FEBRUARY 16, 2010**

### **Council Meeting**

Patrick Hale called to order the regular meeting of the Tipp City Council at 7:30 p.m. The following Councilmembers were present: President Patrick Hale, Katie Black, Bryan Budding, Joseph Gibson, Mayor Dolores Gillis, George H. Lovett, and John E. Kessler.

Others in attendance: Utilities Director Mo Eichman, Assistant Utilities Director Christy Butera, Assistant City Manager Brad Vath, Finance Director Richard Drennen, City Engineer Scott Vagedes, City Attorney Joseph P. Moore, and Clerk of Council Cathy Ross.

Guests signing the register included: Ron Hohman, Steven Chaney, Jack Berbach, and Nancy Bowman.

### **Invocation and Pledge of Allegiance**

Mayor Gillis delivered the invocation and led the Pledge of Allegiance.

### **Approval of Agenda**

Mayor Gillis made a motion to approve the agenda, seconded by Ms. Black and unanimously approved.

### **Adoption of Minutes**

Mr. Gibson made a motion to approve the minutes of the February 1, 2010 Study Session. Motion was seconded by President Hale. Mayor Gillis corrected the minutes noting that she was in attendance at the February 1 Study Session. Mr. Kessler made a motion to approve the minutes of the February 1, 2010 Study Session as amended. Motion was seconded by Mr. Budding and unanimously approved.

Mr. Kessler made a motion to approve the minutes of the February 1, 2010 Council meeting. Motion was seconded by Mayor Gillis and approved with a 7-0 vote.

### **Presentations, Proclamations, and Awards**

There were none.

### **Ordinances (Second Reading)**

There were none.

### **Resolutions (one reading required)**

A resolution authorizing a contract with CB&I of Sewickley, PA for the 1.0 million gallon water storage tank at a cost of \$2,257,000.

Clerk of Council Summary: This resolution awards CB&I the contract to build a new steel water tank with an extra structural floor.

City Manager Comments: Bids for the construction of a new 1 million gallon water tower were opened on January 28. Bids were received for two types of water towers: a composite water tower (concrete base with a steel bowl) and an all steel water tower. The apparent low bidder on the composite water tower was Phoenix Fabricators & Erectors of Seebree, KY at a cost of \$1,980,566. Their alternate bid for a structural second floor was \$125,000, for a total of \$2,105,566. The apparent low bidder for the all steel water tower was CB&I of Sewickley, PA at a cost of \$2,138,000. CB&I's alternate bid for a

structural second floor was \$119,000, for a total of \$2,257,000. The results of the bids were reviewed with Council during a February 1 Study Session. Council reviewed the cost difference between the two types of water towers (+\$151,434 for an all state tank) and the cost difference to repaint a composite water tower versus an all steel water tower (+172,000 for an all steel tank). Following Council's review, staff was directed to prepare a resolution to award a contract to CB&I for an all steel water tower for the following reasons: 1) the project is funded 30% by a grant from OPWC thereby reducing the additional cost for an all steel water tower to approximately \$106,000 which is a relatively small additional investment for a facility that will last well beyond 50 years; 2) Council preferred the aesthetics of the all steel water tower and the fact that it will match the existing 1 million gallon water tower, both of which will be visible from I-75.

Mr. Gibson stated that residents have asked why the City is building a new water tower instead of repairing the Bowman Avenue tower. Mr. Crusey stated that the Bowman Avenue tower is not large enough and requested that Mr. Eichman discuss this further. Mr. Eichman stated that the capacity of the Bowman Avenue tower is only 350,000 gallons versus 1 million with the new tower. Mr. Eichman also discussed items of concern including: location and age of the current tower; elevation at Bowman Avenue, noting that higher is better with regards to hydraulics. Mr. Eichman added that when the tower was taken down 12-15 years ago, they discovered the ladders and structure were lying in the bottom of the tank, the original coating was tar based which was removed and cleaned, and there were several areas with pitted holes which required repair. Mr. Eichman reminded Council that this tank is approximately 75 years old, with a 50 year life expectancy, and noted that they can last up to 100 years. He noted that since the tower is surrounded by houses and would be cost prohibitive to do repairs due to safety factors.

President Hale asked Mr. Eichman to clarify his statement about a 50 year life expectancy. Mr. Eichman stated that the life expectancy is 50 years, but some are 100 years old. President Hale questioned if the tank is only expected to last 50 years, would the City do better to go with a composite tank. Mr. Eichman replied that concrete tanks are not treated; whereas steel tanks are treated and have been used for over 100 years, and noted that it is more difficult to repair concrete than steel. Composite tanks have not been used long enough to determine life expectancy.

Mr. Budding asked the likelihood of service interruption if the City does not build a new tower. Mr. Eichman stated the 350,000 gallon tank doesn't have the capacity or the elevation required. The tank west of the interstate needs to be taken down and cleaned and without the 1 million gallon reservoir there is not adequate storage in the tank. The EPA requires 1.8 million gallons; currently the City has 1.35 million gallons.

Mr. Kessler stated that if there was a major fire, the 350,000 gallon tank would not have enough pressure to fight it and could cause a problem with main blowouts. He added that if the big tank goes down, even with the new tank the City would still not meet EPA requirements.

Mr. Ron Hohman from CB&I spoke to Council regarding the differences between composite and steel tanks. He stated that CB&I has built steel tanks

**Ordinances  
(First Reading)**  
Sale of Notes

for over 100 years and the main advantage to steel over composite tanks are experience. Some of the concerns with composite tanks are that they have only been in service for 25 years, the possibility that maintenance on composite tank will overpass the cost of the steel tank, and the appearance of composite tank. Mr. Hohman noted other advantages of steel tanks are the area of usage (9.5 feet diameter difference between composite and steel), hydro pillar has a domed roof as opposed to a flat roof which may cause ponding on the roof.

Mr. Budding asked how long the tower will be down when the 1988 tank is down for service. Mr. Hohman stated it would probably take about 3 months.

Mr. Gibson asked if Mr. Hohman was recommending a hydro pillar steel tank for this City and noted that it is \$150,000 more than the composite tank. Mr. Hohman stated it was not his decision to make, that his company builds both, and that he was explaining the advantages of one tank compared to the other.

There being no further discussion, Mr. Kessler sponsored this resolution and moved for its adoption. Motion was seconded by Mayor Gillis and passed with a 7-0 vote. Resolution 8-10 was declared passed and President Hale affixed his signature in witness thereto.

Mr. Kessler sponsored an ordinance providing for the issuance and sale of notes in the maximum principal amount of \$1,875,000, in anticipation of the issuance of bonds, for the purpose of paying (I) the City's portion of the costs of improving County Road 25A between certain termini within the City in cooperation with the Director of Transportation of the State of Ohio by paving, draining and constructing curbs, gutters and necessary approaches, together with all necessary appurtenances thereto, (II) the costs of extending Kinna Drive both Northerly and Southerly from the current termini, by excavating, grading, draining, paving, and curbing, installing street lighting, water lines and storm and sanitary sewer lines, fire protection systems and electric lines, together with all necessary appurtenances thereto and (III) the costs of improving the municipal electric utility by acquiring and installing a 1,825 KW back-up generator, together with all necessary appurtenances thereto.

Clerk of Council Summary: This ordinance will allow the City to roll over notes for County Road 25A improvements, Kinna Drive improvements, and the acquisition and installation of an electric generator.

City Manager Comments: The CR 25-A reconstruction project completed in 2006, the 2009 extension of Kinna Drive, and the electric generator purchased in 2006 are partly financed by the issuance of short-term debt, or 1-year bond anticipation notes. Annually, on the anniversary date of the issuance of the notes, the City must refinance, or rollover, its outstanding notes until such debt is taken long, or financed with long-term debt. The City's bond counsel has prepared this legislation for the sale of the CR-25A note (\$525,000), the Kinna Drive Extension note (\$425,000) and Electric Generator note (\$925,000). Bond anticipation notes in the amount of \$1,875,000 are

	<p>scheduled to be sold on April 6, 2010 with the closing taking at the end of April.</p>
<b>Motions</b>	<p>There were none.</p>
<b>Miscellaneous</b>	<p>President Hale made a motion to change the date for a Public Hearing regarding Holiday Inn's appeal on a BZA decision to March 1, 2010. Motion was seconded by Mayor Gillis and unanimously approved.</p>
Public Hearing Holiday Inn	
Public Hearing Gardens Alive	<p>President Hale made a motion to change the date for a Public Hearing regarding the Gardens Alive appeal on a BZA decision to March 1, 2010. Motion was seconded by Mayor Gillis and approved with a 6-0 vote; Mr. Gibson abstained.</p>
<b>Citizen Comments</b>	<p>There were none.</p>
<b>Councilmember Comments</b>	<p>Mr. Budding recognized the Street and Parks Department for an outstanding job on the roads and parking lots. He also apologized to Council members for not following parliamentary procedures and thanked Mr. Lovett for getting him back on track.</p> <p>Mayor Gillis noted that the Tipp Monroe Community Services annual dinner will be held on Thursday and that residents are invited to attend. The Art for the Heart has been rescheduled to Saturday at the Lutheran Church. Mayor Gillis informed residents that a new series "Breakfast with the Mayor" will begin on March 18<sup>th</sup> at 8 a.m. at the Tipp City Library. City Manager Crusey, Mayor Gillis, and hopefully some additional Council members will be available for questions from the public.</p> <p>Mr. Kessler commended the City staff on all their work in snow removal and noted that complaints from citizens have been minimal. Mr. Kessler also thanked residents for removing their cars from the streets which enables staff to do their job more efficiently.</p> <p>Mr. Gibson reminded citizens that this meeting will be rebroadcast on Channel 5. The Tipp-Monroe Optimist Club will hold their annual TV Auction on KIT-TV Channel 5 on February 23<sup>rd</sup> starting at 6:30 p.m. Local celebrities will be serving as auctioneers and many local businesses have made donations to the auction. Mr. Gibson also thanked City employees for the snow removal.</p> <p>Ms. Black notified residents that the Downtown Tipp City Partnership Board meeting will be on February 23<sup>rd</sup> at 9:00 a.m. at Tipp Monroe Community Services.</p>
<b>City Manager Comments</b>	<p>City Manager Crusey noted that Council will hold a goal setting retreat on March 5<sup>th</sup> at 9 a.m. at A Learning Place in Piqua, Ohio. The meeting is open to the public and citizens are invited to attend. Mr. Crusey commended the Street Department for the outstanding work they did over the past few weeks with the heavy snowfall and reminded citizens that their work was supplemented by the Parks, Water/Sewer Department, and Utilities Departments. City Manager Crusey encouraged residents to have patience with Waste Management in trash pick-up and noted that they are having difficulty with alley pick-up. Mr. Crusey requested that residents set their trash</p>

**Adjournment**

out at the curb and notify the Utilities Department who will then notify Waste Management.

The meeting was adjourned at 8:04 p.m. on a motion by Ms. Black, seconded by Mr. Kessler and unanimously approved.

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Patrick Hale, President

Attest: \_\_\_\_\_  
Cathy Ross, Clerk of Council

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